

Zoning Administrator Report August 2014

Zoning Permits:				
Address	Parcel Number	Owner Name	Permit Number	Improvement
07749 Indian Trails	130-010-15	Tallin Irrevocable Trust	14-07-18	New 6852 sq ft single family residence with 2 car attached garage & patios
10965 Burnett Road	111-009-80	Abraham Dhaseleer/Erinn Beck	14008-19	Residential addition including living area & attached garage

Inspected and approved application for 06675 Woods Creek. Mailing notices to property owners this week.

Will be inspecting 06069 Nine Mile Point in May when owners return.

Ongoing applications for short term rentals:

- 09224 Boyne City Road. Inspected property-construction not complete. Building Department will call when final inspection and occupancy permit are finalized.

Received, reviewed application for zoning permit for alterations in the shoreland protection strip at 08040 Indian Trails. Denied application in writing, contractor has made necessary changes to plans to conform with zoning ordinance but am waiting for documentation from owner confirming “no mowing” in a portion of the existing strip adjacent to proposed alterations. Still waiting for documentation as of 7-14-2014.

Received request to alter building envelope on a lot in Country Club PUD. Waiting for official application.

Received and denied sign permit application for back lighted sign at Charlevoix Country Club.

Received and denied application for addition to a non-conforming structure at 08040 Indian Trails. Case will be heard by the Zoning Board of Appeals on August 20, 2014.

Received application for re-zoning for portion of a property located at 07196 Old US 31 N. Re-zoning request will be heard by the Planning Commission on August 19, 2014.

Received and denied application for an accessory building on Old US 31 N for setback.

Attended July 17, 2014 Planning Commission meeting Master Plan Public Hearing.

Attended Charlevoix County Planning Commission meeting on August 7, 2014.

Previous Violations:

- 09224 Boyne City Road, alleged alteration/addition to a non-conforming structure. Owners and Planning Commission have agreed to facilitative negotiations. Have received representative authorization and I will be meeting with representative on Wednesday, August 13, 2014.
- 07205 Birdland Drive, Lot 12, alleged greenbelt violation. Township Attorney sent owners a letter on June 25, 2014. Civil Infraction issued.
- US 31 N, Manthei property, contacted owners concerning removal of sand from site. Excavation from a basement being dug on the north side of Charlevoix was hauled to this site last summer. Contractor was using the site on US 31 N as a staging area. Have received written confirmation from owners that site will be restored back to original condition as soon as weight limits are off and material can be hauled back to original site. Continue to make progress.
- Re-Inspected property on US 31 N owned by Charlevoix Club Park, LLC. where fill from DeVos was being hauled. Owner of Hilltop Nursery had arranged for this fill. Rob Moblo has applied for SUP and will be heard by the Planning Commission on August 19, 2014.
- Inspected 10965 Burnett Road for property being used for purposes only allowed by special use permit. Owner has applied for SUP and will be heard by the Planning Commission on August 19, 2014.
- Inspected property at 07216 Birdland. Property is under construction with prior zoning permit approval/variance granted. It appears construction is not within the requirements granted under variance. Construction is in violation of variance granted. Working with owners, Soil Erosion Department and Building Department to rectify.
- Received complaint of hot tub being located too close to property line at 06758 Boyne City Road. Discovered violation of hot tub, outdoor lighting and greenbelt. Letter of violation mailed July 9, 2014. Owners have removed lighting and are in process of removing hot tub.

New Violations:

- Sent letter of violation for using property as a short term rental without license for property located at 08091 Indian Trails on August 6, 2014.
- Sent letter of violation for using property as a short term rental without license for property located at 07095 Birdland Drive on August 6, 2014.
- Sent letter of violation for using property as a short term rental without license for property located at 06805 Birdland Drive on August 6, 2014.
- Sent letter of violation for a deck in the greenbelt area for property located at 07225 Birdland Drive. Owner has responded to letter. Reviewing file.